

Historic Preservation Commission
Regular Called Meeting
July 19, 2005

Item 1. Call to Order:

On Tuesday, July 19, 2005, the Round Rock Historic Preservation Commission met in a regular called meeting in the Planning Conference Room located at 301 W. Bagdad, Suite 210. With a quorum present, Chairman Earl Palmer called the meeting to order at 5:30 p.m. Present were Commissioners Lynn Smith, Billy Higgins, David Crutchfield, Gary Brown (arrived late) and David Conrad (alternate). Also attending the meeting were Joelle Jordan, Senior Planner and Armida C. McClure, Planning Technician.

Item 2. Approval of Minutes: June 21, 2005

Following roll call, the minutes for the June 21, 2005 meeting were reviewed.

Motion: Commission Huggins moved to approve the minutes of the June 21, 2005 meeting. Commissioner Crutchfield seconded the motion.

Vote:	Ayes:	Earl Palmer Lynn Smith Billy Huggins David Crutchfield
	Noes:	None
	Non-Voting:	Gary Brown David Conrad
	Absent:	None
	Abstain:	None
	Action:	Motion carried

Item 3. New Business:

3.a. Consider a request by Camille Dahl to add awnings to 105 S. Mays Street.

Ms. Jordan directed the Commission to the packet information about Ms. Dahl's request. Ms. Camille Dahl relayed her plan to add awnings over the window and two doors. An awning for the back door is still in question. The present renter is complaining about the sun bleaching her products from the direct sunlight through the glass panes. The awnings will alleviate this situation. The awnings are a terra cotta color just like the trim of the building and then they have ¾ " inch trim on the bottom of them with a color resembling the gold brick. Ms. Jordan asked if there were further questions. Ms. Jordan asked Ms. Dahl if she had approached Building Inspection for a permit. Ms. Dahl replied that she

had. Building Inspection informed her that after her approval from the Commission, she could file for the permit. Commissioner Crutchfield asked if both doors were going to have awnings. Ms. Dahl replied yes, both doors and the main display window. Chairman Palmer asked for further comments and asked Ms. Dahl if all she is seeking approval for are the awnings; Ms. Dahl stated that she does intend to paint the building trim later with the existing colors. Ms. Jordan commented that the only thing the Commission is making a motion on tonight is adding the awnings. Discussion of any additional changes to the façade will be done at a later date. Chairman Palmer asked about the width of the awnings and according to the information submitted, they are 36’ wide and 84’ long from the finished floor. Chairman Palmer asked for further discussion. There being none, he requested a motion.

Motion: Commissioner Crutchfield moved to approve the awnings as presented. Commissioner Huggins seconded the motion.

Vote:	Ayes:	Earl Palmer Lynn Smith Billy Huggins David Crutchfield
	Noes:	None
	Non-Voting:	Gary Brown David Conrad
	Absent:	None
	Abstain:	None
	Action:	Motion carried

Chairman Palmer asked Ms. Dahl when she had purchased the property. She replied that she purchased the property at the end of October 2004 from Kip Lewis.

Ms. Jordan reminded the Commission that they had addressed changes to the façade of this building once before when a couple came before the Commission proposing the addition of limestone with arches. The Commission did not take action at that time because they needed more information as to what the elevation would look like, but there was some concern about whether that look was appropriate for that building.

Commissioner Crutchfield asked if there was any documentation as to the age of the building. Commissioner Smith told him that it was a 1930s building. Chairman Palmer asked if there were any further comments.

Commissioner Smith stated that she has real concerns about covering the façade with limestone because it would confuse people. The people who do not know the town would think that the building was built prior to 1930. Ms. Dahl stated that the awnings and repainting will make it look a hundred times better. Ms. Dahl plans to paint the outside trim on top of the building and around the windows. The roof might need to be replaced soon but it will be the same color.

Chairman Palmer asked whether the alley door was solid. The traffic from trucks unloading in the alley would make having an awning out there useless. Ms. Dahl asked if the Commission would oppose her painting the side stairs. The railing, graffiti and loose nails noted on the tax exemption inspection will be repaired as soon as possible. If she were to paint the stairs, the color will match the others. She will request to come back to the Commission after she speaks to her tenant.

3.b. Consider a presentation by Brent Campbell concerning an addition to 503 E. Main Street.

Mr. Brent Campbell and his wife were present. Mr. Campbell stated that it has been a year since he came before the Commission last time. The historic pictures he had brought last year were not with him today. The history of the house goes back to 1910-20's. He presented a set of renovation plans for his house on Main Street. It will be a \$150,000-200,000 dollar project before it is done, mostly because of the repairs which need to be done just to get started. The roof will all have to be repaired because of the cedar shingles being a fire hazard. The main structure of the original house will not be changed. An addition to the back of the house will grow into a second floor. Making the house livable again is going to be a challenge. Mr. Campbell said their goal is not to stray too far away from the City's preservation standards.

Ms. Jordan reminded the Commission that this is not a historic ally designated house. However, the Campbells want to present their plans to the Commission for feedback in case they apply for the zoning at a later date. Then the restoration will be familiar to the Commission.

Mr. Campbell stated that this is the Voight house. According to Mr. Campbell, the attic was loaded with history of four generations of family. Water bills, bank books and some items good enough for a museum were found.

Asbestos siding the house has been removed. The original wood siding is underneath and can be repainted. The front of the house was added around the 1950's, and the wood facing the front porch was replaced with iron around the same time. The visible side on Lewis Street was never paved. The side facing the Quick house has three windows and an addition visible in the back. The rear of the house has three additions. Most of the roof is flat which is the major part of the remodeling in order to alleviate the leaks. A lean to in the rear was used as a sleeping area. The split entry shown was for passage from the sleeping area to the rest of the house. Commissioner Smith asked about the years of the additions. Mr. Campbell replied that he was unsure except for the back one was in the 1950s. The porch was used as a separate sleeping quarters

The changes the contractor has made to the roof was the biggest change. He took the roofline straight across. Commissioner Smith asked if the building will appear two story in the front as well as the back. Mr. Campbell agreed. Commissioner Brown stated that the change will be pretty drastic. Mr. Campbell explained that the cause of all of the damage to the house is of the different slants and alignment of the roof, so it had to be corrected. The change is out of need, and with the number of pitches involved, the cost would have been double to roof it the old way as the one level roof. Commissioner Smith asked to look at the layout of the roof as it is now. Mr. Campbell pulled the plans out to show her the layout. Commissioner Smith stated that if the house had historic zoning right now, and if the Commission had purview over it, they would have to say that if the look of the house were going to change that much in the front, then that would be a problem in regards to its historic integrity. However, if the same family has lived in it fifty years, then it may still be considered historic. In terms of historic integrity of the building itself these changes could not be considered for the next fifty years.

Mr. Campbell had one item that he did want noted, and that is that the house is in very bad shape and in need of repair, and they made the conscious decision to remodel the house instead of tearing it down. So the decision had to be made to make it livable and functional for the family. The main thing is that they know that it is an old house and that it has been in the same family for a long time. They wanted to present it to the Commission and make it appropriate for the area. Commissioner Smith mentioned that the norm would be to put the addition in the back of the house so as not to change the appearance of the house from the front façade. In that case, if you were standing in the front yard, you

would not be able to see the change to the rear. That way it maintains the same look. Mr. Campbell remarked that the lot is on a corner, so it would be difficult to disguise the change. Commissioner Crutchfield remarked that some of the ideas Mr. Campbell has are really good about how to stay within the historic integrity and blend with the neighborhood. Mr. Campbell asked the Commission what recommendation they would give a historic overlay building with a flat roof. Commissioner Smith replied that they would recommend putting on a new flat roof. Mr. Campbell stated that the difference with his house is that the roof pitches the wrong way. Then to add the addition from the interior of the house out to the flat ledge, it would leave an ugly flat roof facing the side street corner. Mr. Campbell wanted to know if replacing the metal with wood along the front of the house would be appropriate or not. The Commission agreed it would look better with the wood.

The windows will be matched as close as possible with the same size, trim, and width.

Commissioner Smith told Mr. Campbell that if he told the National Register he was replacing the windows, he would be shooting himself in the foot. But Mr. Campbell said he has no choice, since the windows are rotted out and have to be replaced. Commissioner Smith told Mr. Campbell that there are companies that can restore them for him, but it would be expansive. If the Campbell's have questions on paint colors, Ms. Jordan has a paint palette they can look at. Mr. Campbell thanked the Commission for their time.

4. Planners Report and Commissioners Comments

Ms. Jordan stated that the annual retreat would be next month at the regular meeting time. The retreat agenda being developed, so Ms. Jordan requested that if the Commissioners have items to add, to please let her know by the end of the month. Ms. Jordan asked that if the Commission had properties in mind for future designation, that the addresses to be brought to the meeting.

5. Adjournment

Hearing no further discussion or comments, Chairman Palmer adjourned the meeting at 6:23 p.m.

Respectfully Submitted,

Armida C. McClure
Planner Technician